



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: August 5, 2004 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Jill R. Myers Clerk
Kathleen M. Keohane
Donald F. Naber

Also Present: Eric Denoncourt, Engineer/Planner

Absent: John D. Perreault, Town Engineer

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of June 3, 2004 and July 1, 2004

The Planning Board approved the Minutes of June 3, 2004 and July 1, 2004 as submitted.

2. Signed bills – no bills

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Grand View, Section I, Definitive Subdivision
Continued Public Hearing (from February 5, 2004)
(Decision Deadline: September 15, 2004)**

The Planning Board agreed to allow this hearing to be continued to September 9, 2004 and granted the extension for the Planning Board to make their decision to October 7, 2004.

**7:10 P.M. Highland Hill, Definitive Subdivision
Continued Public Hearing (from May 6, 2004)
(Decision Deadline: September 15, 2004)**

Attending the hearing were Attorney Robert Cole, Attorney Joseph Cariglia, George Connors – the engineer from Connorstone Engineering, Tim White – the traffic engineer from TEPPLC, and a professional stenographer.

Attorney Cole submitted to the Board three revised sheets to the plans. He discussed the following issues:

- 1) Reduced amount of the lots from 41 to 39;
- 2) Combined lots 10 and 11, and lots 34 and 35;
- 3) Noted Ms. Myers concern on Lot #13 and combining it with lot #14 – he basically said because of the geometry of the cul-de-sac, it wouldn't be worth it;
- 4) Submitted CML;
- 5) Noted Mr. Denoncourt's letter, and stated that he felt they are down to de minimus issues.

Attorney Cole noted the traffic impact study done by the abutters, who hired Bonnie Polin, BP Transportation Consulting, LLC. He noted the length of time he has worked on this project, and also noted some of the changes and improvements they have agreed with.

Mr. White explained how his company conducted the study. He said there wouldn't be significant impact changes if they make some of the changes suggested in the study.

Mr. Connors further explained the changes that were made to the plan, such as the combining of the lots and traffic improvements.

Ms. Keohane asked if it was possible to close Cross Street during construction. Mr. Gordon said he did ask the Police Chief about this, and he was against it.

Mr. Rodolakis expressed concern about the adequacy of the access at Cross and High Streets. He commented that he still isn't comfortable with the level of service that the study says it's an 'A' or a 'B.' He commented that there is nothing in the abutters' traffic report to help him understand the level of service rating.

Jim Ellis, 10 Kalamat Farms Circle, submitted a document stating the Planning Board's responsibility in reviewing subdivisions. He also expressed concern about safety on Cross Street.

Attorney Cole said he agrees with safety concerns on Cross Street, but made comment questioning where his obligation ends.

Jeff Baxter, 42 North Street, asked what the expected time for build-out was, and expressed his concerns for traffic during construction.

Lee Reid, 5 Cross Street, made the following comments:

- 1) she does not want the trees down on Cross Street, as they control the traffic;
- 2) commented that Cross Street cannot handle construction trucks and a school bus meeting each other – they won't be able to pass each other.

Mary Wilson, 76 North Street, expressed continued traffic concern as she has stated at previous hearings – build, but build with consideration of the area.

Jay Curley, 3 Lantern Lane, asked when traffic improvements would occur. Attorney Cole said they are to happen in Phase 1.

Kathy Ellis, 10 Kalamat Farms Circle, said she would like to see the following:

- 1) road improvements done first;
- 2) make it so construction vehicles stay off Cross Street.

Mr. Baxter expressed continued concern for the spirit of the Subdivision Rules and Regulations. Mr. Gordon explained what happened at Town Meeting when the Planning Board presented some zone changes. Mr. Baxter said he understood this, but also felt they did not have to build.

Mark O'Neil, 14 Kalamat Farms Circle, noted the time of the year the traffic study was done by Attorney Cole, and said a plow took out one of the lines completely. He asked how that was handled in the study.

The Board listed the following issues to be considered in their decision:

- 1) formalize repair in front of Brown's house;
- 2) provisions
- 3) sidewalk, walls, etc.
- 4) vertical granite instead of slope;
- 5) footbridge not less than eight feet;
- 6) two swales behind two homes that homeowners will maintain;
- 7) temporary piles of loam will be stabilized – Attorney Cole said it would be;
- 8) width of street within subdivision – 26 feet of asphalt – Attorney Cole said fine;
- 9) reference to Conservation Commission's Order of Conditions; Attorney Cole said okay.

Mr. Naber asked about an indemnification clause.

Mr. Gordon officially closed the hearing.

4. New Business

a. Bond Reduction for Ternberry

The Planning Board voted to deny the request for a bond reduction on the advise from the Engineering Department that there is work still to be done out there. The Board voted to permit Mr. Gordon to sign a letter regarding this.

b. Bond Release for High Meadow Estates (Accepted Street)

The Board voted to sign the bond release for High Meadow Estates, noting that Jamie Lane and a portion of North Street were accepted as public ways at the Annual Town Meeting held in May, 2004.

c. Bond Release for Winchester Estates (Accepted Street)

The Board voted to sign the bond release for Winchester Estates, noting that Farmington Drive of Winchester Estates I and Rockwell Drive of Winchester Estates I and II were accepted as public ways at the Annual Town Meeting held in May, 2004.

d. Informal discussion regarding Ira Avenue – discussion was not held.

5. Old Business

a. Discussed and Signed Decision for Minna Terrace, Senior Housing

The Planning Board voted to approve the decision as written for Minna Terrace Senior Housing, and permit Ms. Myers to sign it.

b. Discussed and Signed Decision for Walgreens Pharmacy

Mr. Rodolakis abstained from the discussion and vote for Walgreens Pharmacy due to possible conflict of interest.

Ms. Keohane, Mr. Gordon, and Ms. Myers voted to approve the decision as written for Walgreen Pharmacy, and to permit Ms. Myers to sign it.

c. Executive Session to discuss pending litigation

Motion was made and seconded to enter into Executive Session to discuss pending litigation at Jamestown Heights, not to reconvene at the close of the executive session. Roll call vote was as follows: Naber – yes, Keohane – yes, Rodolakis – yes, Myers – yes, Chairman Gordon – yes.

6. Correspondence

The meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Annette W. Rebovich